

10 YEARS OF IMPACT

SA-REIT
ASSOCIATION

Chart Book
DECEMBER 2025

**The chart book is compiled by
Ian Anderson
of Merchant West Investments.**



Ian has been actively involved in South Africa's listed property sector since 1996 when he was part of the team that launched the Marriott Property Equity Fund. The fund was the first of its kind in South Africa and heralded a period of rapid growth for the sector.

Currently, Ian manages the Nedgroup Investments Property Fund and has done since the fund was launched in July 2010.

He is Head of Listed Property & Portfolio Manager of Merchant West Investments, having previously been the Investment Director at Marriott Asset Management and the Chief Investment Officer at Bridge Fund Managers.

Ian is a CFA and CAIA charter-holder with 30 years of experience in South African and global financial markets.

Chart Book **DECEMBER 2025**

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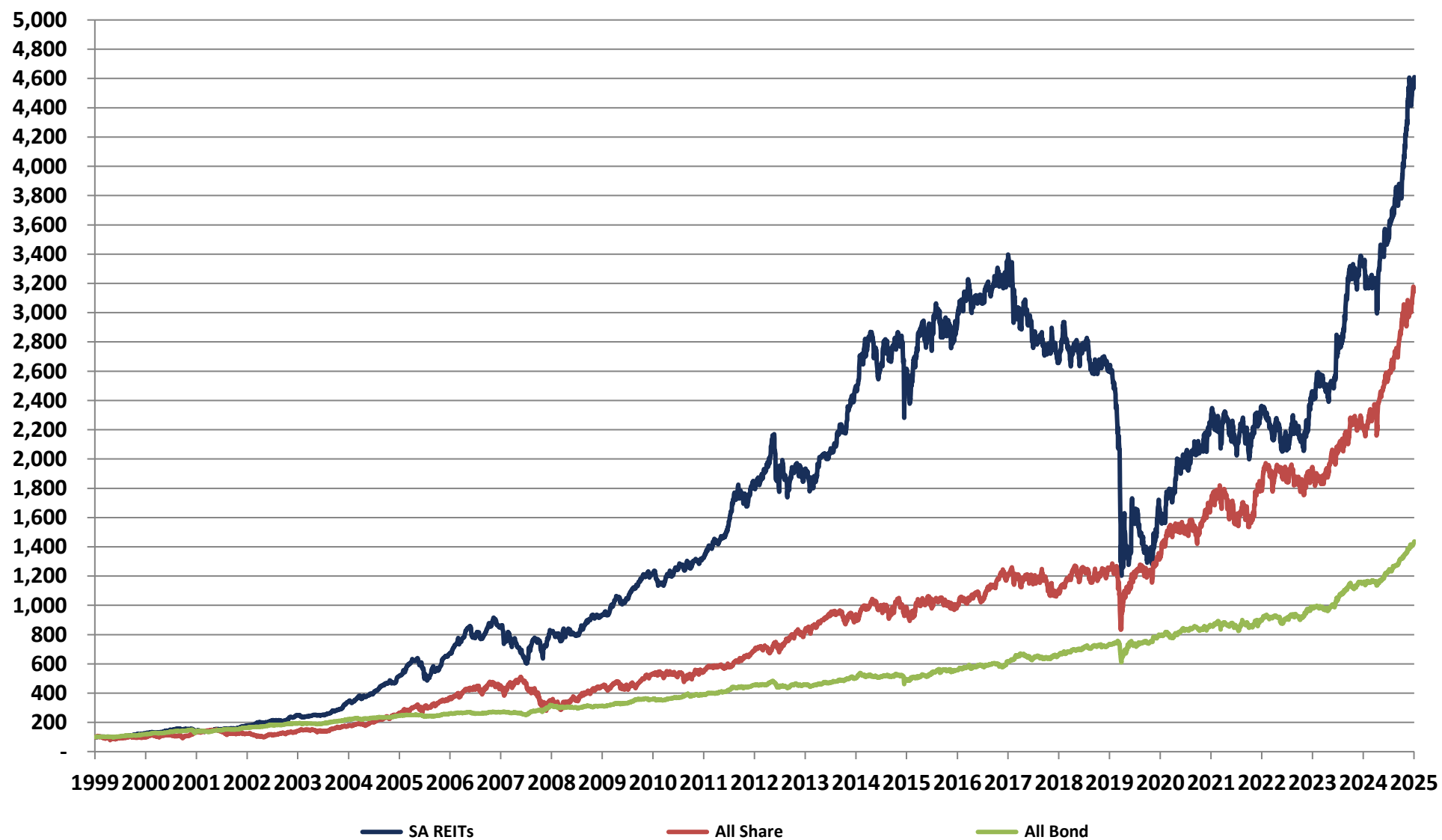
PERFORMANCE

Period	SA REITs ¹	All Share ²	All Bond ²
2016			
Q1	10.2%	3.9%	6.6%
Q2	1.5%	0.4%	4.4%
Q3	0.4%	0.5%	3.4%
Q4	2.2%	-2.1%	0.3%
Year	14.7%	2.6%	15.4%
2017			
Q1	3.8%	3.8%	2.5%
Q2	-1.3%	-0.4%	1.5%
Q3	4.0%	8.9%	3.7%
Q4	6.7%	7.4%	2.2%
Year	13.6%	21.0%	10.2%
2018			
Q1	-14.3%	-6.0%	8.1%
Q2	-3.0%	4.5%	-3.8%
Q3	-1.9%	-2.2%	0.8%
Q4	-2.8%	-4.9%	2.8%
Year	-20.7%	-8.5%	7.7%
2019			
Q1	-0.2%	8.0%	3.8%
Q2	3.1%	3.9%	3.7%
Q3	-6.2%	-4.6%	0.8%
Q4	0.9%	4.6%	1.7%
Year	-2.6%	12.0%	10.3%
2020			
Q1	-49.6%	-21.4%	-8.7%
Q2	17.9%	23.2%	9.9%
Q3	-12.2%	0.7%	1.5%
Q4	19.5%	9.8%	6.7%
Year	-37.8%	7.0%	8.7%
2021			
Q1	7.4%	13.1%	-1.7%
Q2	13.9%	0.0%	6.9%
Q3	5.0%	-0.8%	0.4%
Q4	10.1%	15.1%	2.9%
Year	41.5%	29.2%	8.4%
2022			
Q1	0.1%	3.8%	1.9%
Q2	-11.2%	-11.7%	-3.7%
Q3	-1.5%	-1.9%	0.6%
Q4	15.9%	15.2%	5.6%
Year	1.5%	3.6%	4.2%
2023			
Q1	-7.7%	5.2%	3.4%
Q2	-2.6%	0.7%	-1.5%
Q3	2.4%	-3.5%	-0.4%
Q4	13.5%	6.9%	8.1%
Year	4.5%	9.3%	9.7%
2024			
Q1	2.0%	-2.2%	-1.8%
Q2	8.9%	8.2%	7.5%
Q3	20.6%	9.6%	10.6%
Q4	1.3%	-2.1%	0.4%
Year	35.8%	13.4%	17.2%
2025			
January	-3.6%	2.3%	0.4%
February	1.2%	0.0%	0.1%
March	-1.7%	3.6%	0.2%
April	6.9%	4.3%	0.8%
May	4.2%	3.1%	2.7%
June	-1.0%	2.4%	2.3%
July	5.6%	2.3%	2.7%
August	2.4%	3.5%	0.7%
September	-0.3%	6.6%	3.4%
October	10.8%	1.6%	2.6%
November	9.1%	1.7%	3.4%
December	0.5%	4.6%	2.8%
Year-to-date	38.6%	42.4%	24.2%

1) Source = Merchant West Investments (index excludes property developers and non-SA REITs)

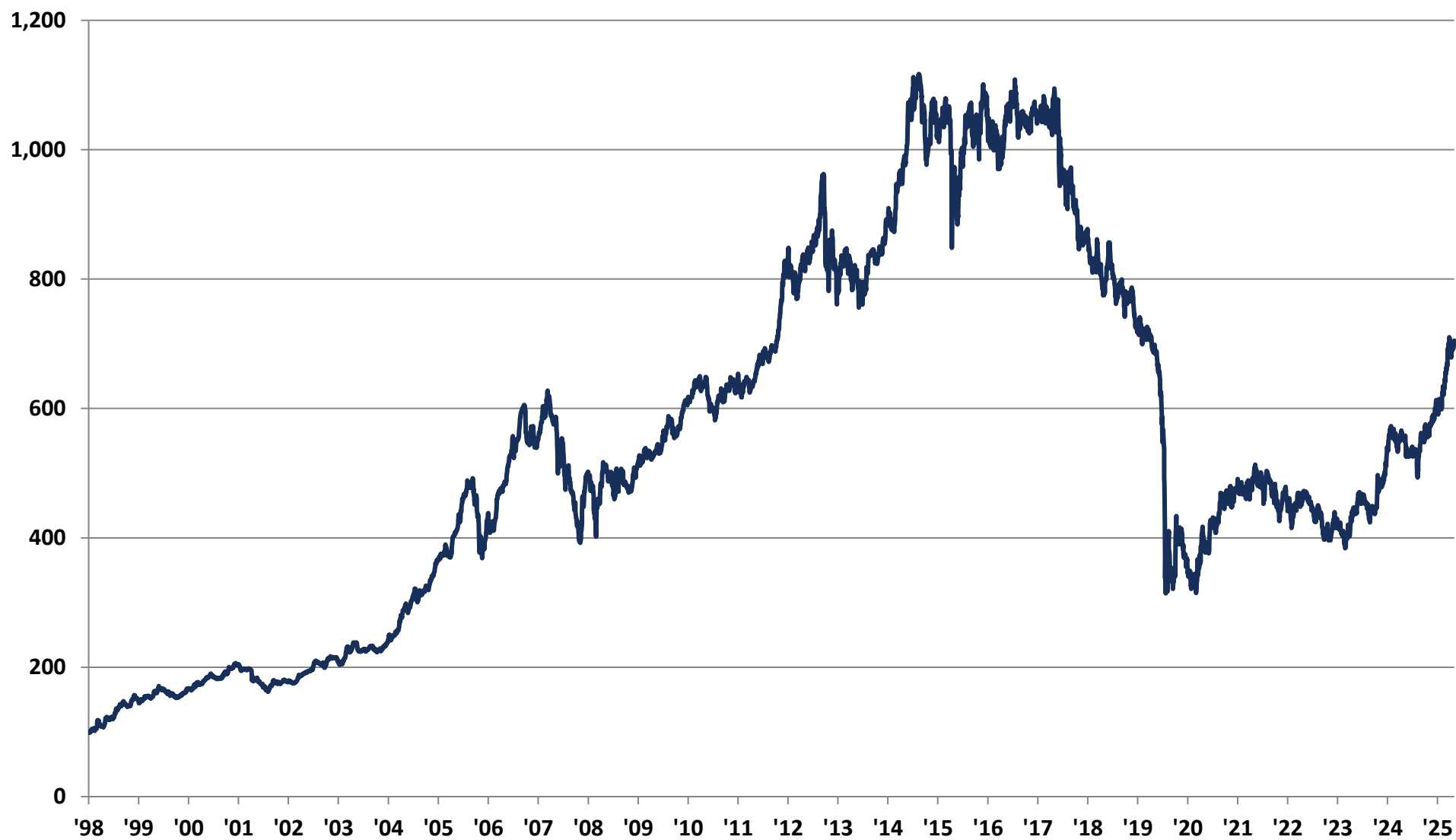
2) Source = IRESS

Total return indexes



Source: IRESS & Merchant West Investments

SA REIT Index (price only)



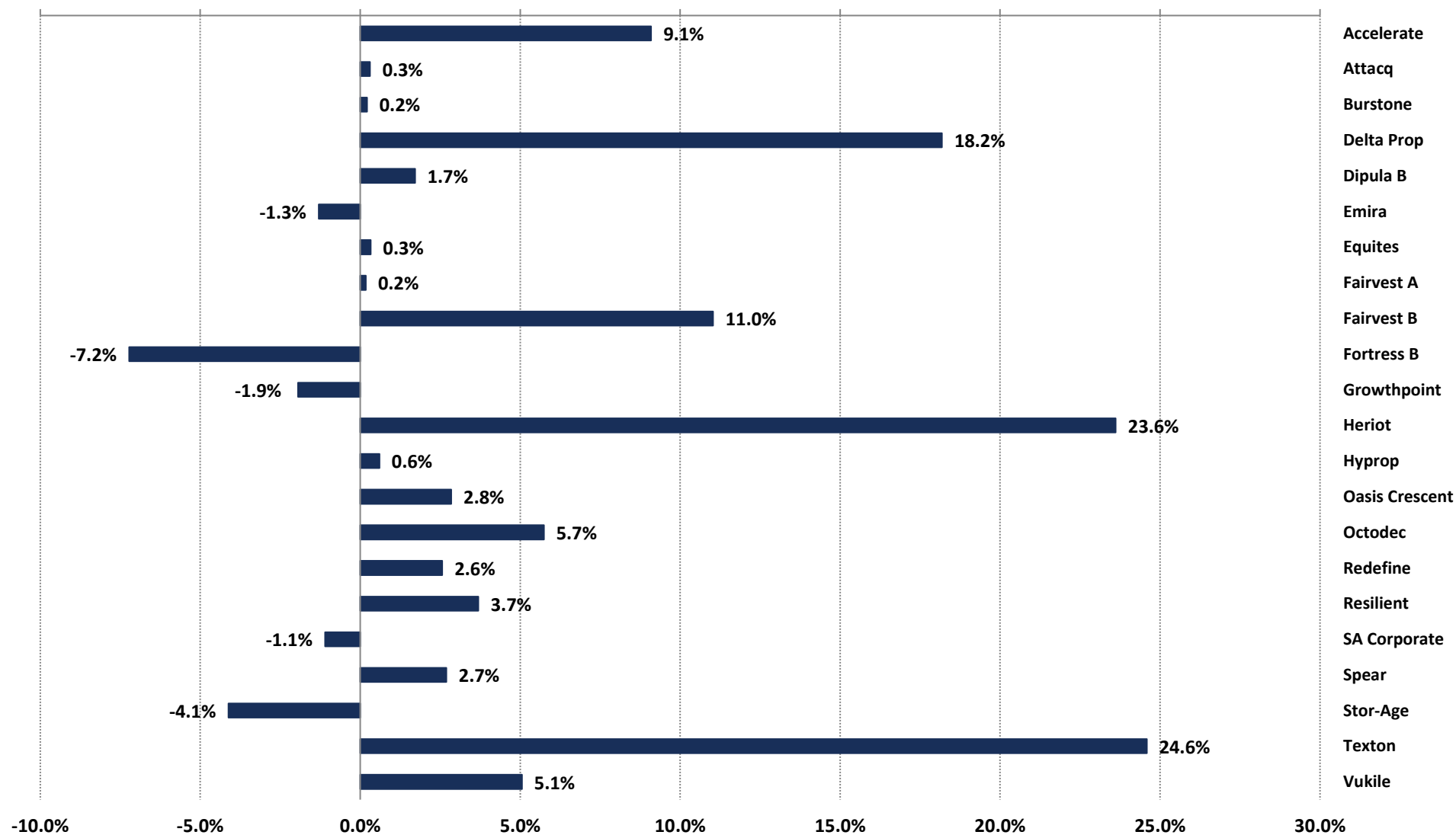
Source: IRESS & Merchant West Investments

Comparative Total Return Investment Correlation

	SA REITs	FTSE/JSE: All Share	All Bond	FTSE/JSE: Financials	FTSE/JSE: Industrials	FTSE/JSE: Top 40	FTSE/JSE: Small Cap
Data period for upper right : December 2015 - December 2025							
SA REITs	1.00	0.58	0.52	0.74	0.62	0.52	0.80
FTSE/JSE: All Share	0.40	1.00	0.41	0.64	0.61	0.93	0.64
All Bond	0.53	0.57	1.00	0.59	0.46	0.38	0.46
FTSE/JSE: Financials	0.60	0.47	0.59	1.00	0.76	0.66	0.80
FTSE/JSE: Industrials	0.33	0.49	0.26	0.44	1.00	0.65	0.71
FTSE/JSE: Top 40	0.33	0.92	0.48	0.42	0.49	1.00	0.61
FTSE/JSE: Small Cap	0.65	0.49	0.45	0.69	0.48	0.42	1.00
Data period for lower left : December 2020 - December 2025							

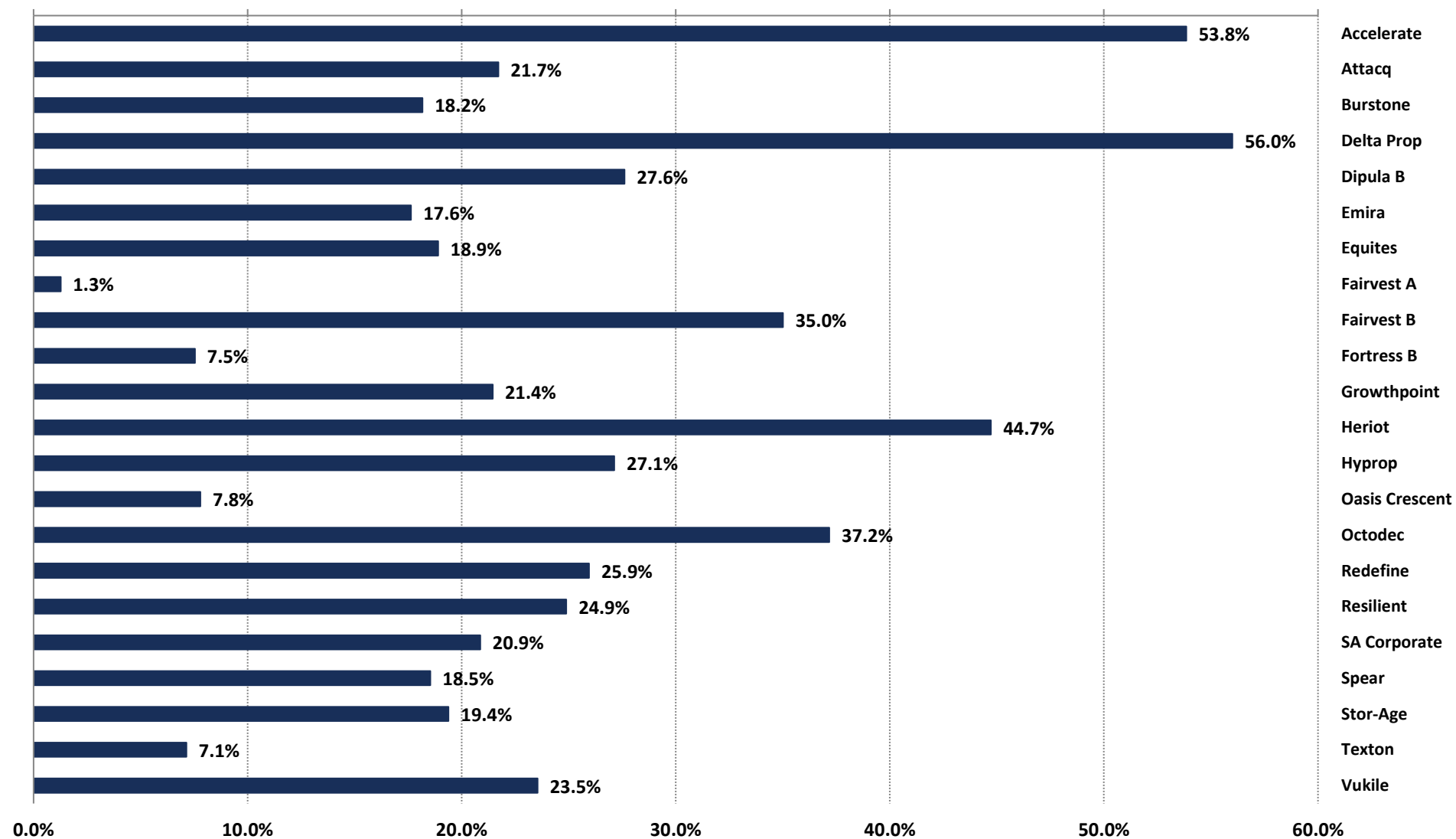
Source: Merchant West Investments

Monthly performance - December 2025



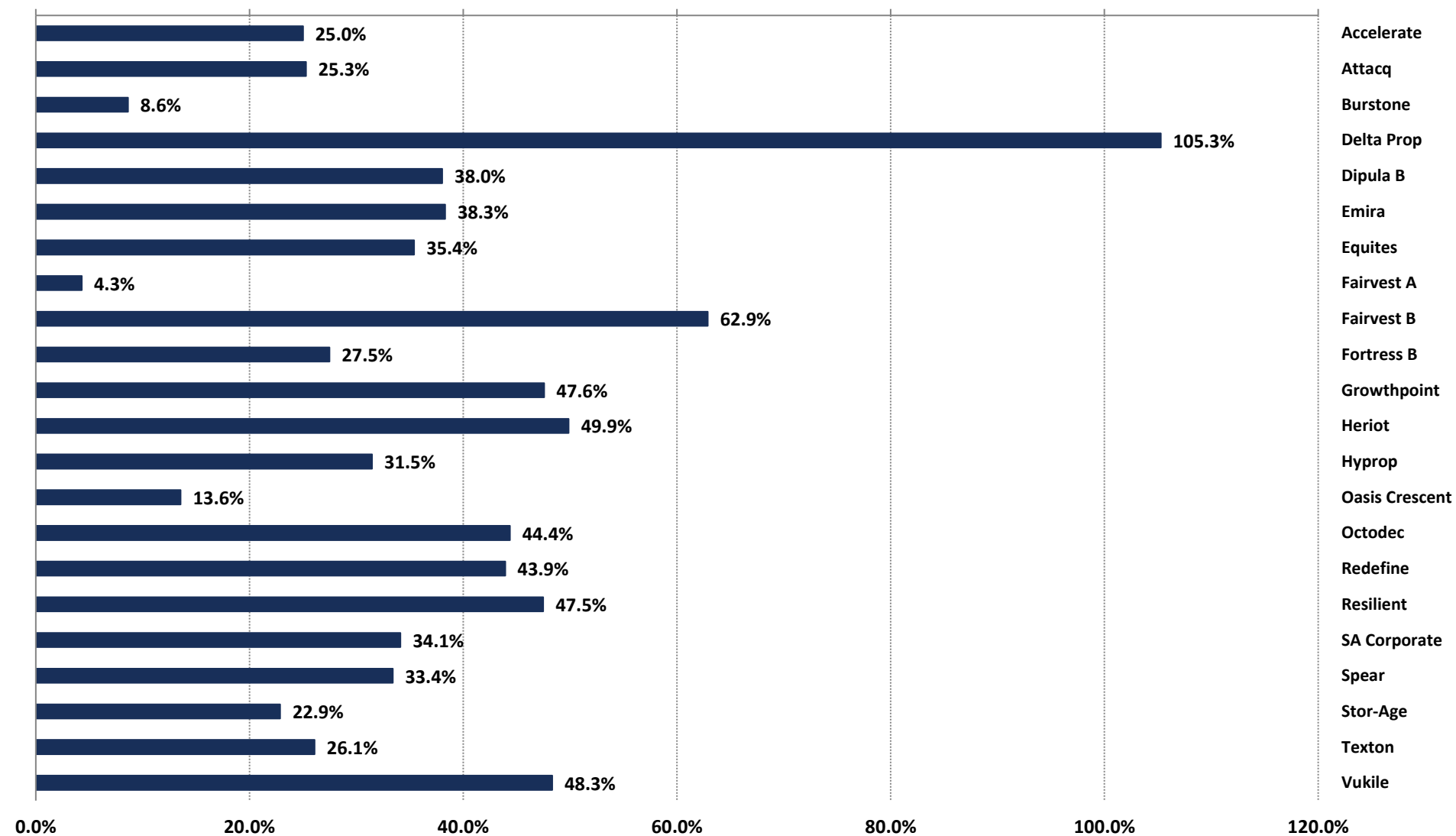
Source: Merchant West Investments

3 month performance to 31 December 2025



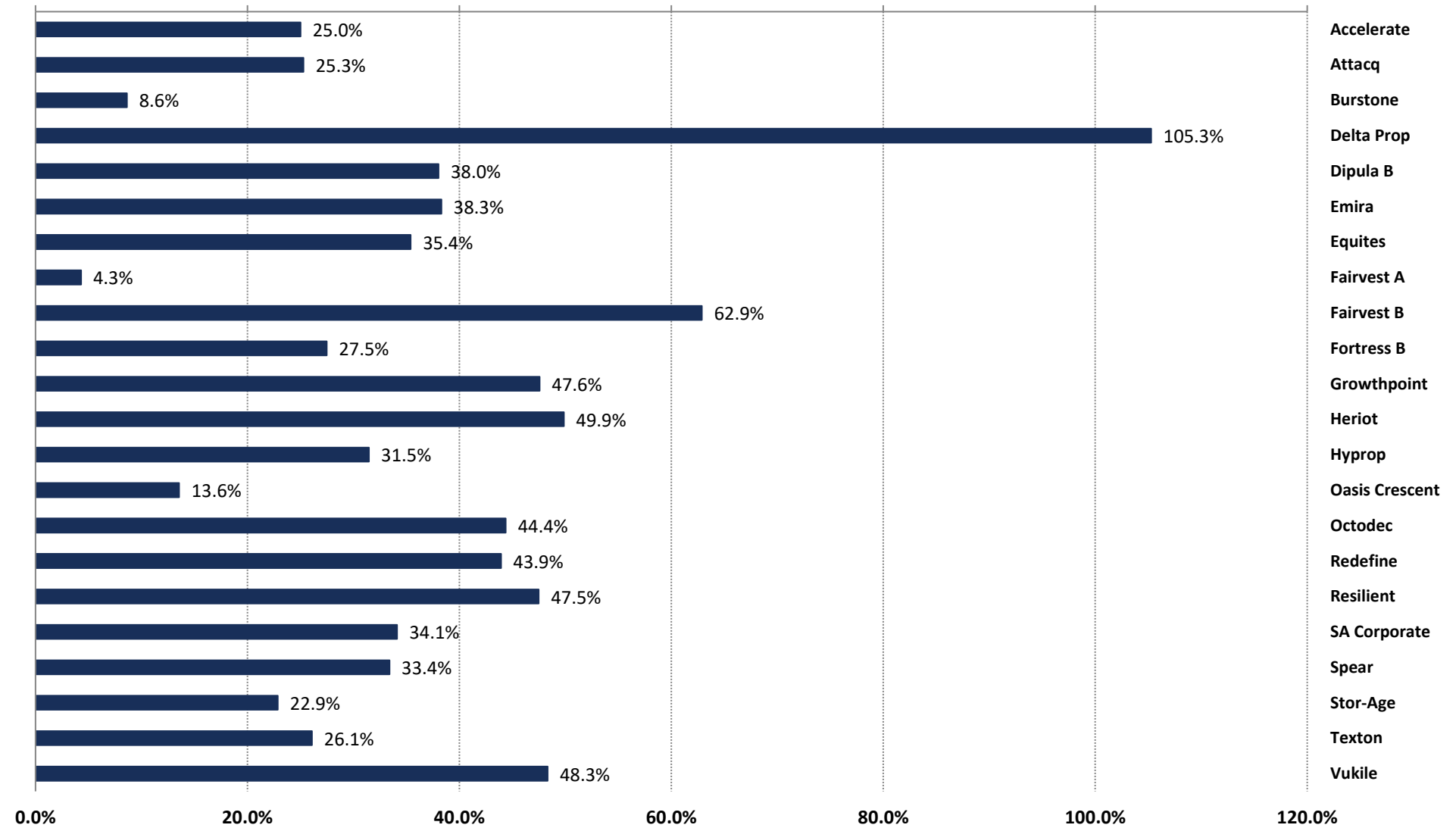
Source: Merchant West Investments

Year-to-date performance to 31 December 2025



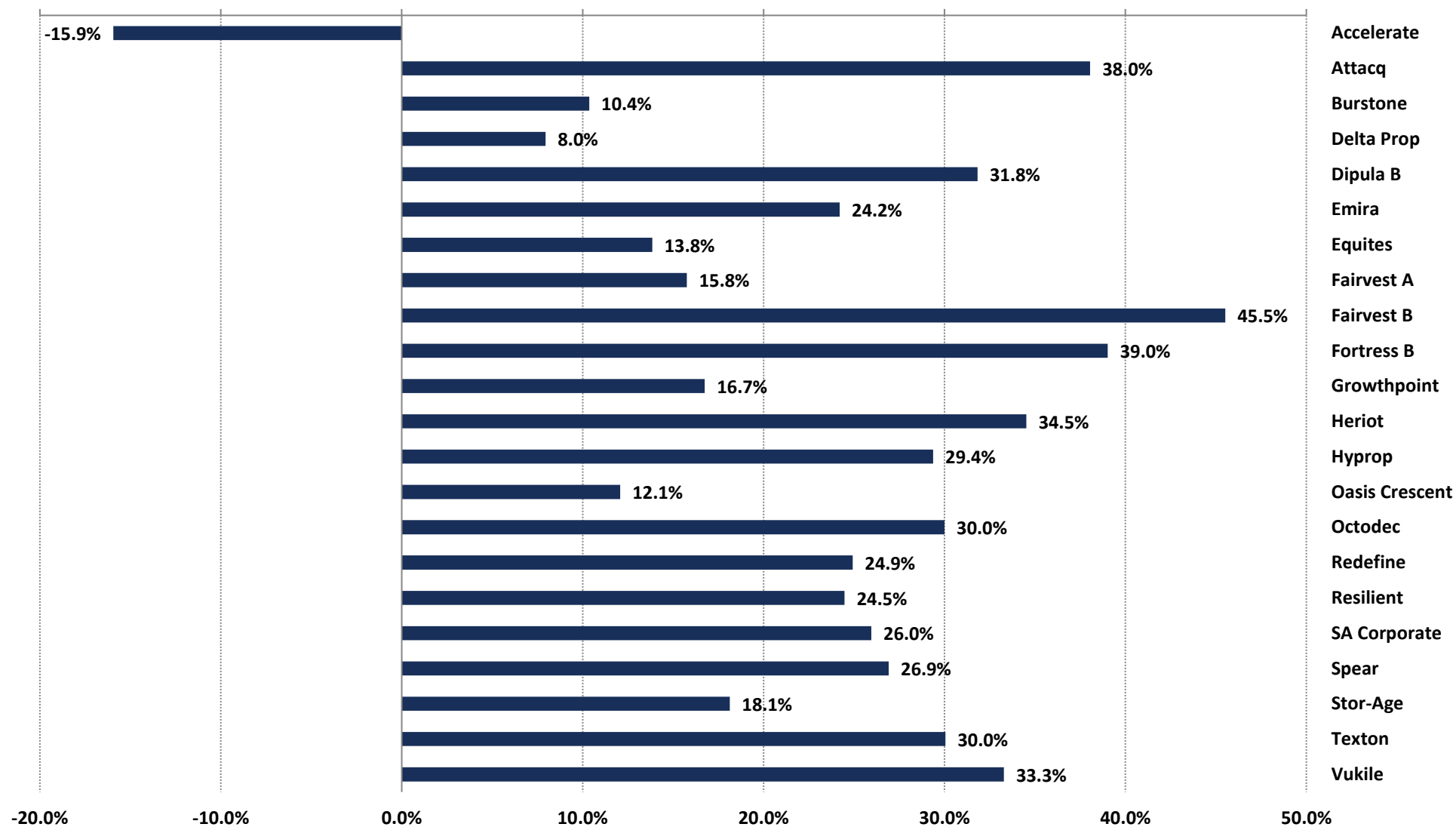
Source: Merchant West Investments

12 month performance to 31 December 2025



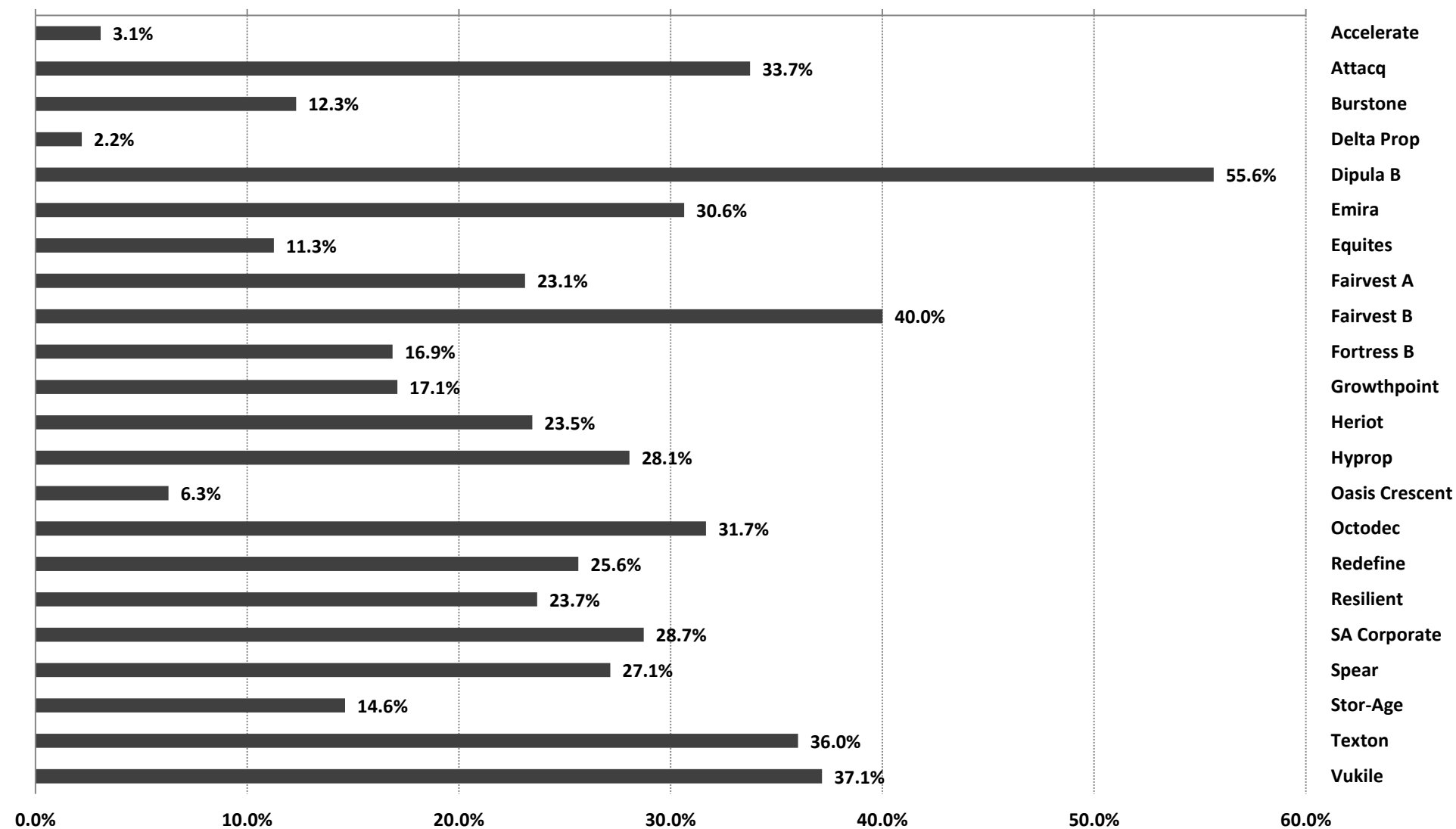
Source: Merchant West Investments

3 year annualised performance to 31 December 2025



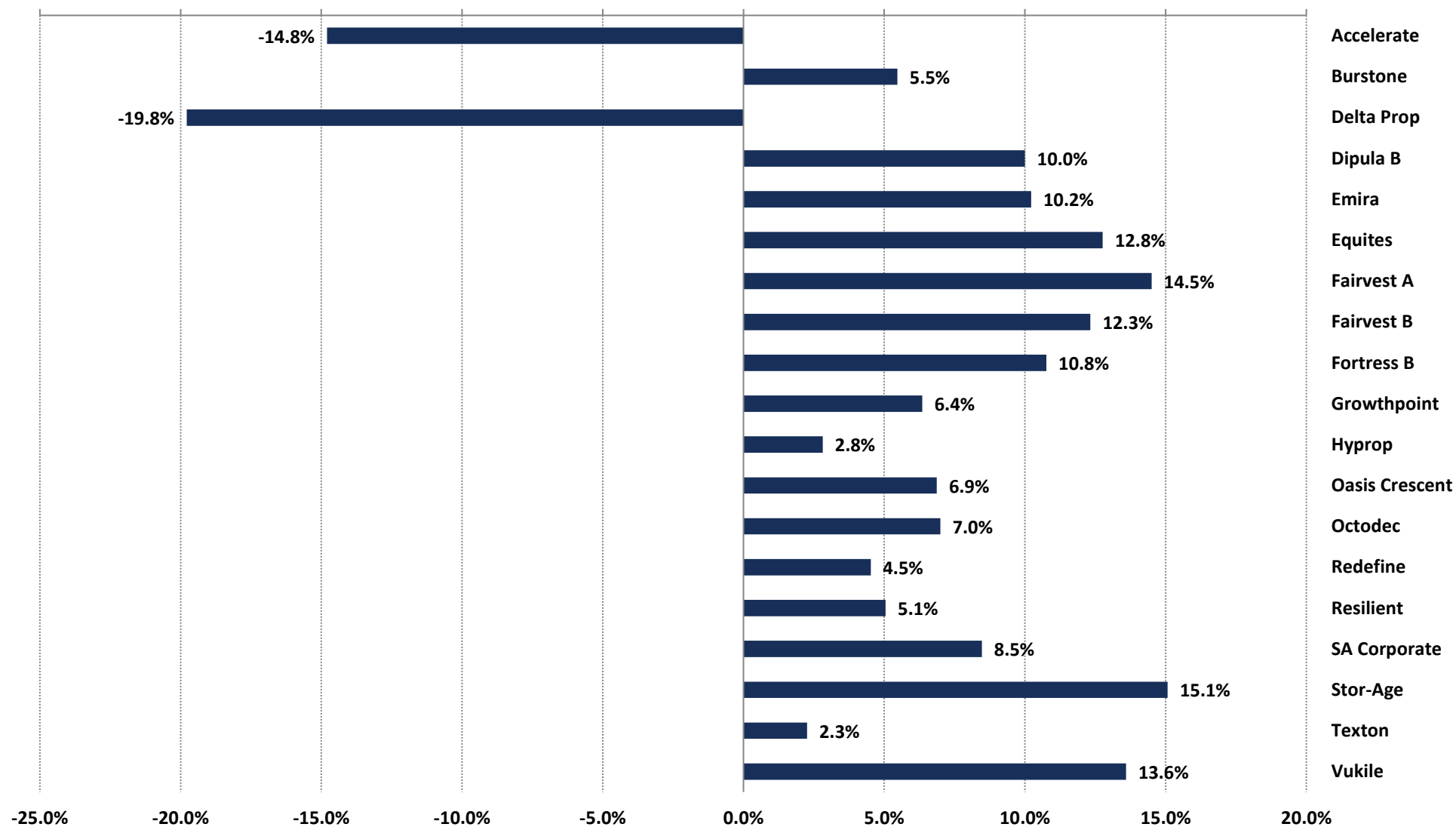
Source: Merchant West Investments

5 year annualised performance to 31 December 2025



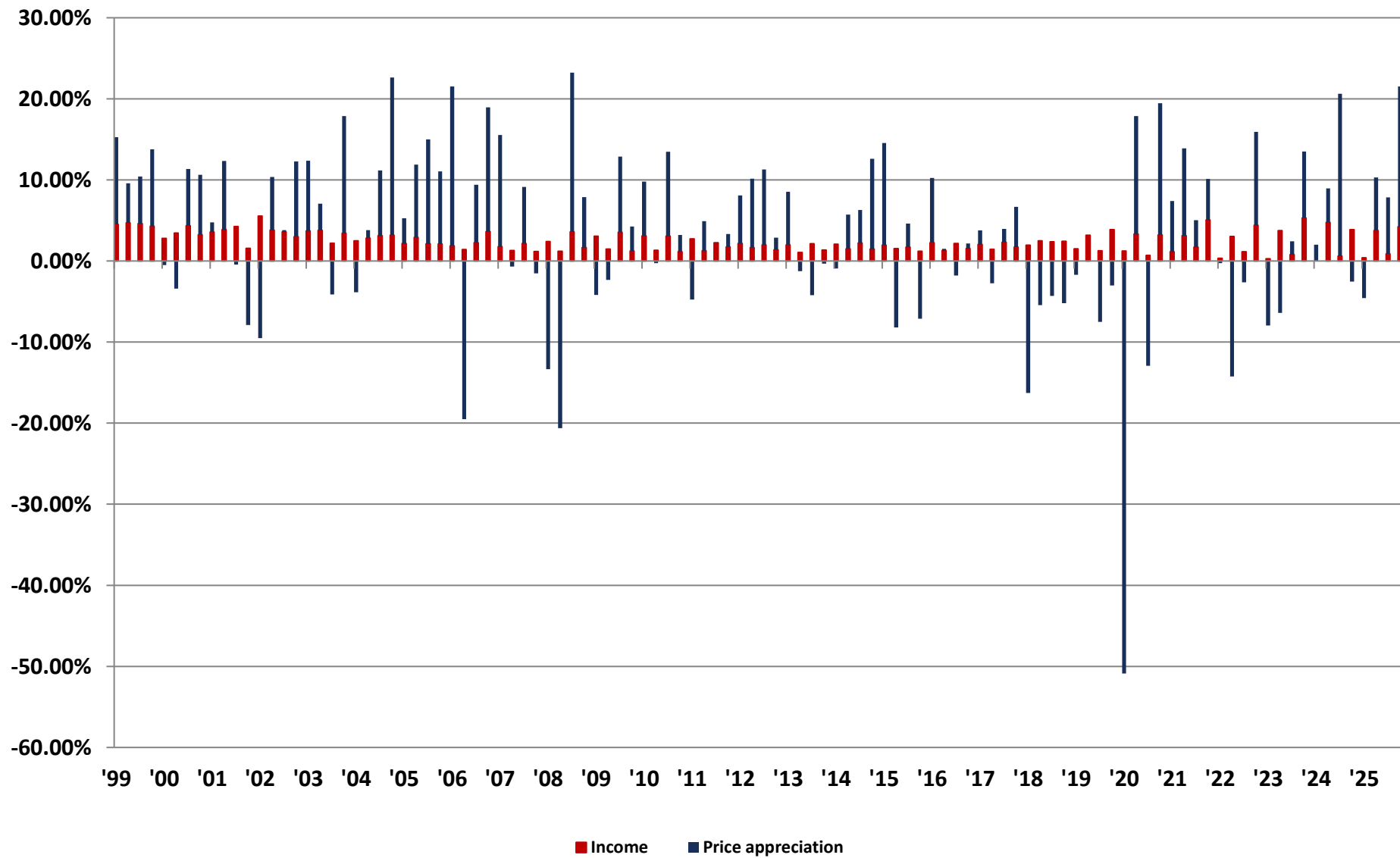
Source: Merchant West Investments

10 year annualised performance to 31 December 2025



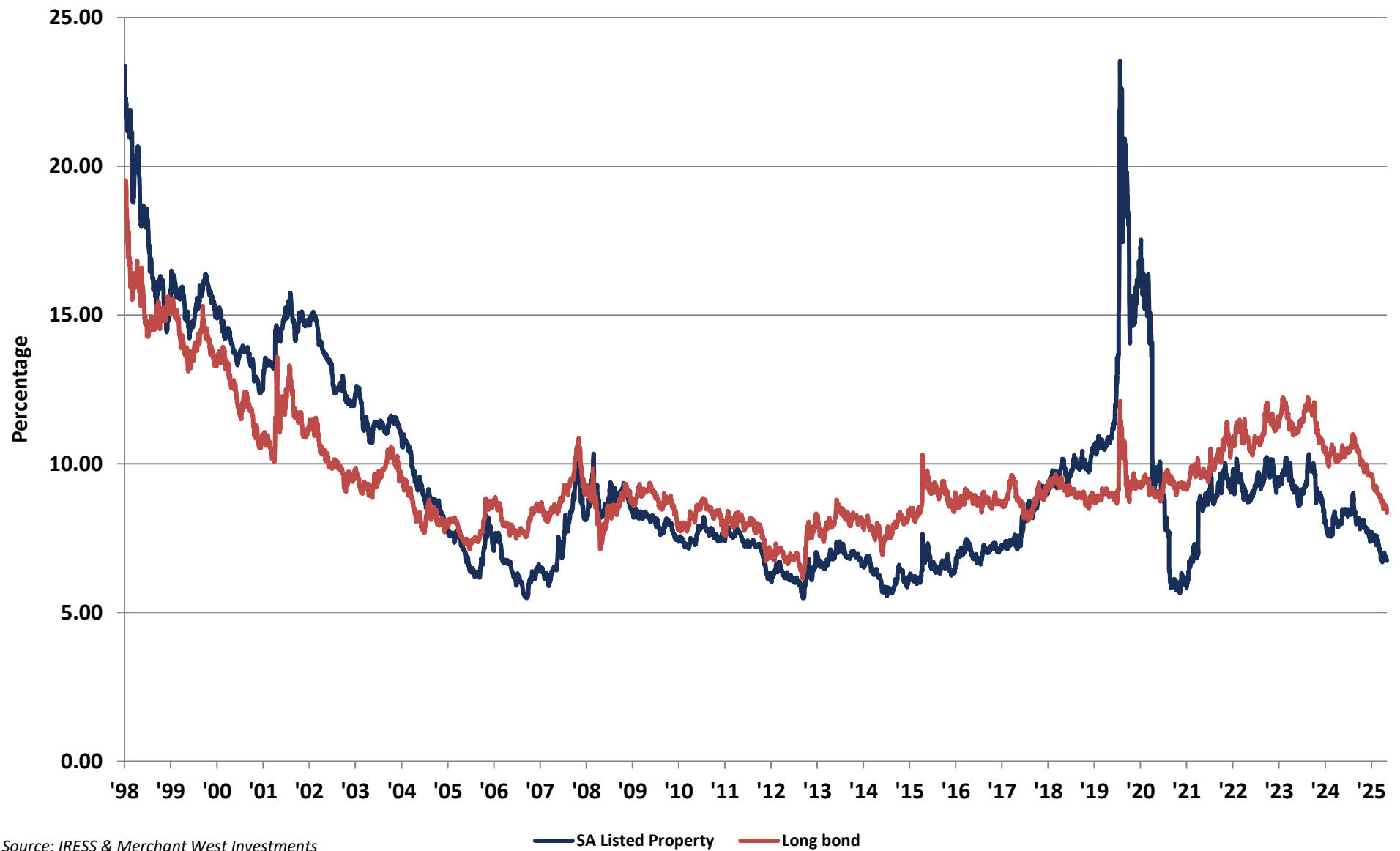
Source: Merchant West Investments

SA REITs - quarterly return components

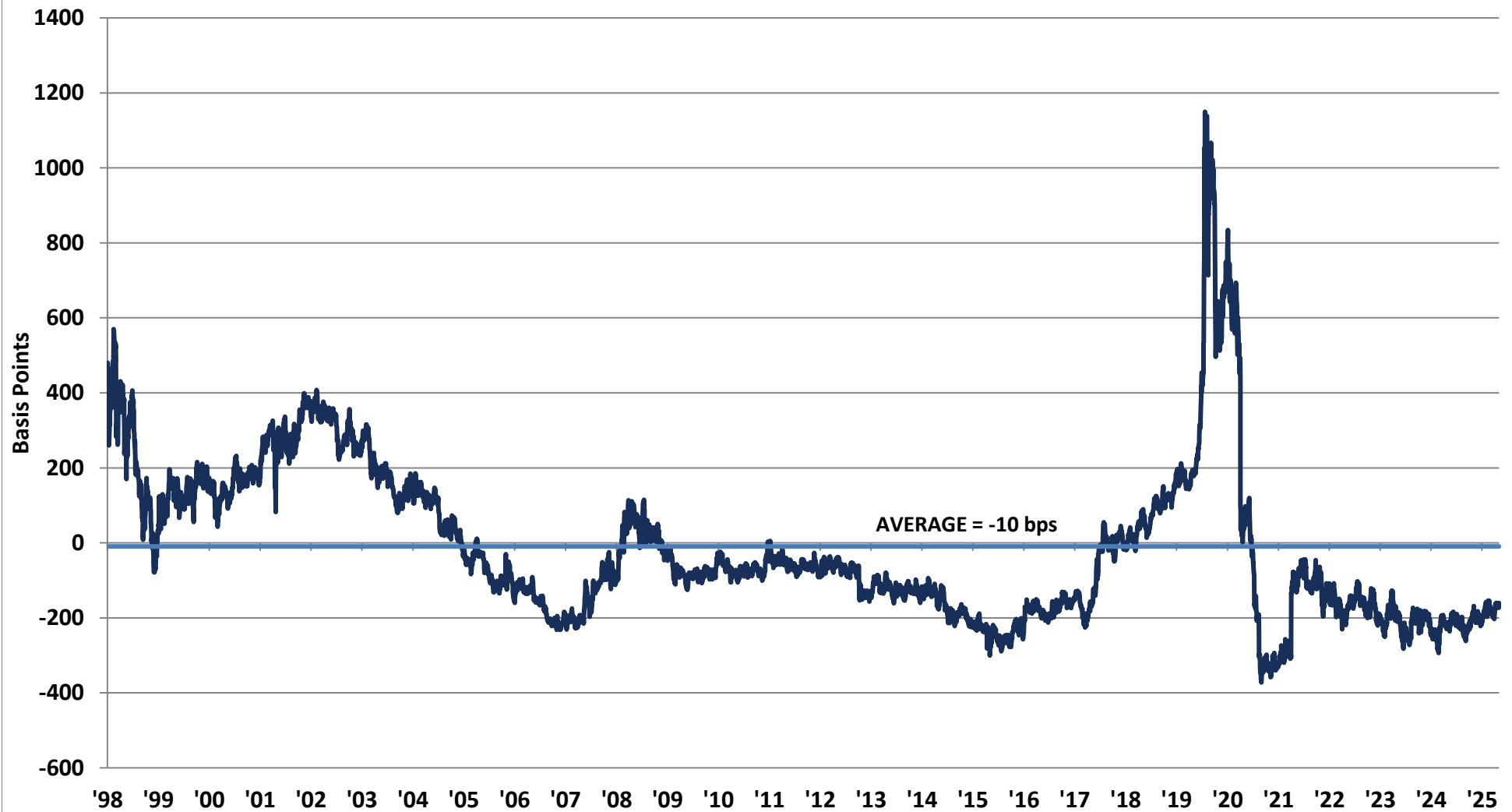


Source: Merchant West Investments

SA REIT Yields versus Bond Yields

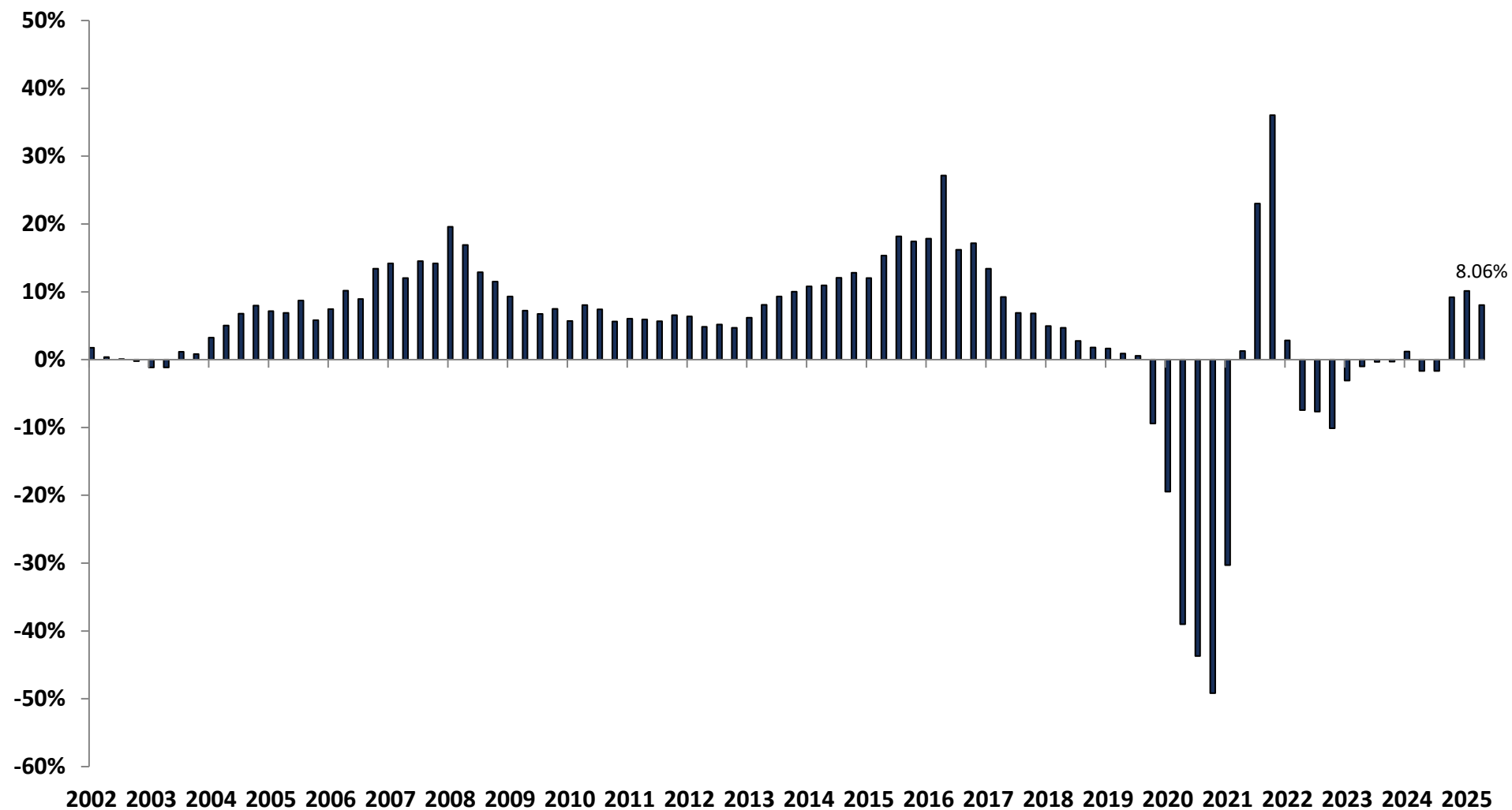


Yield Differential SA REIT Yield minus Long Bond Yield



Source: IRESS & Merchant West Investments

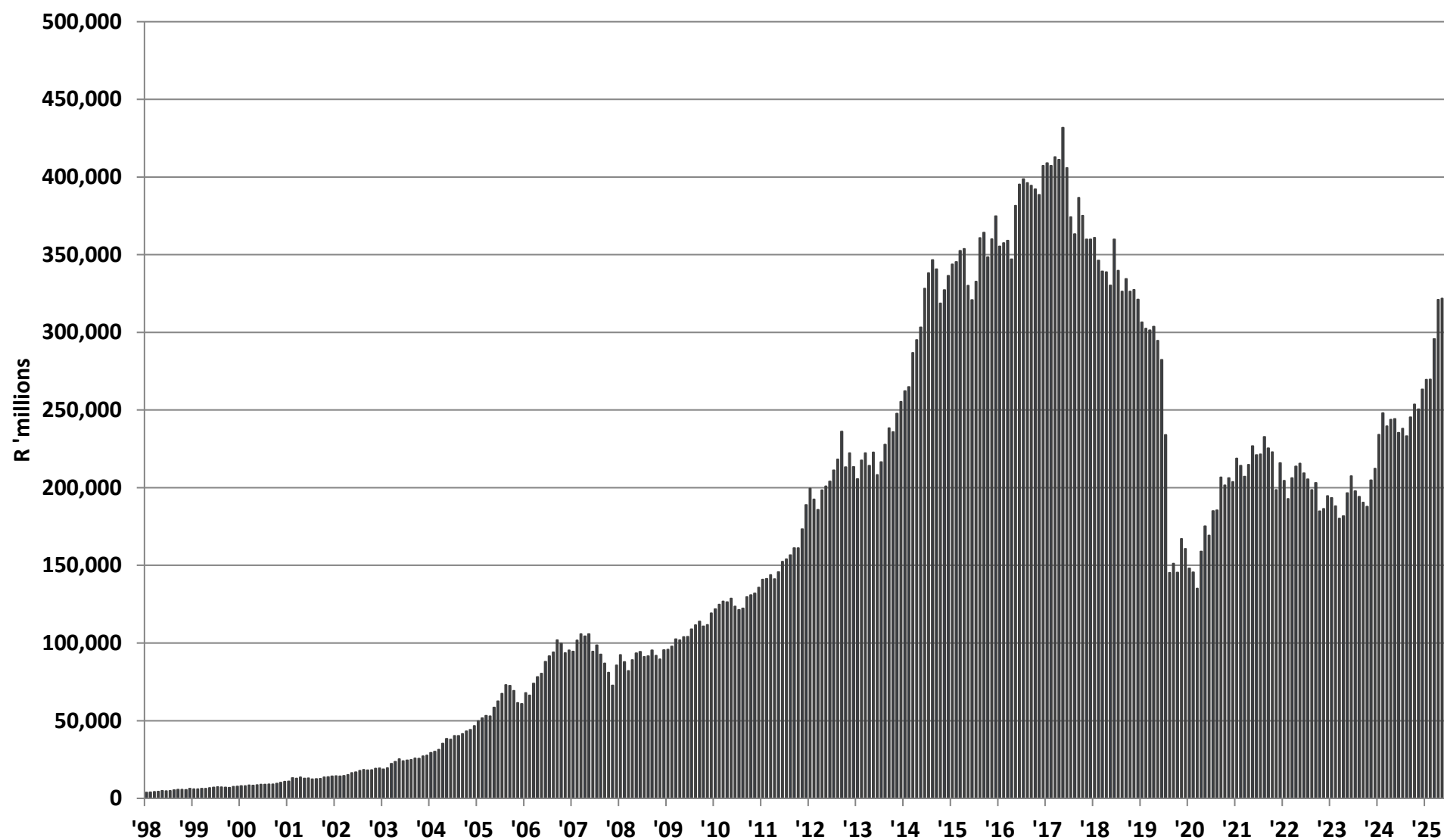
SA REITs Distribution Growth - Rolling 12 months¹



Source: Merchant West Investments

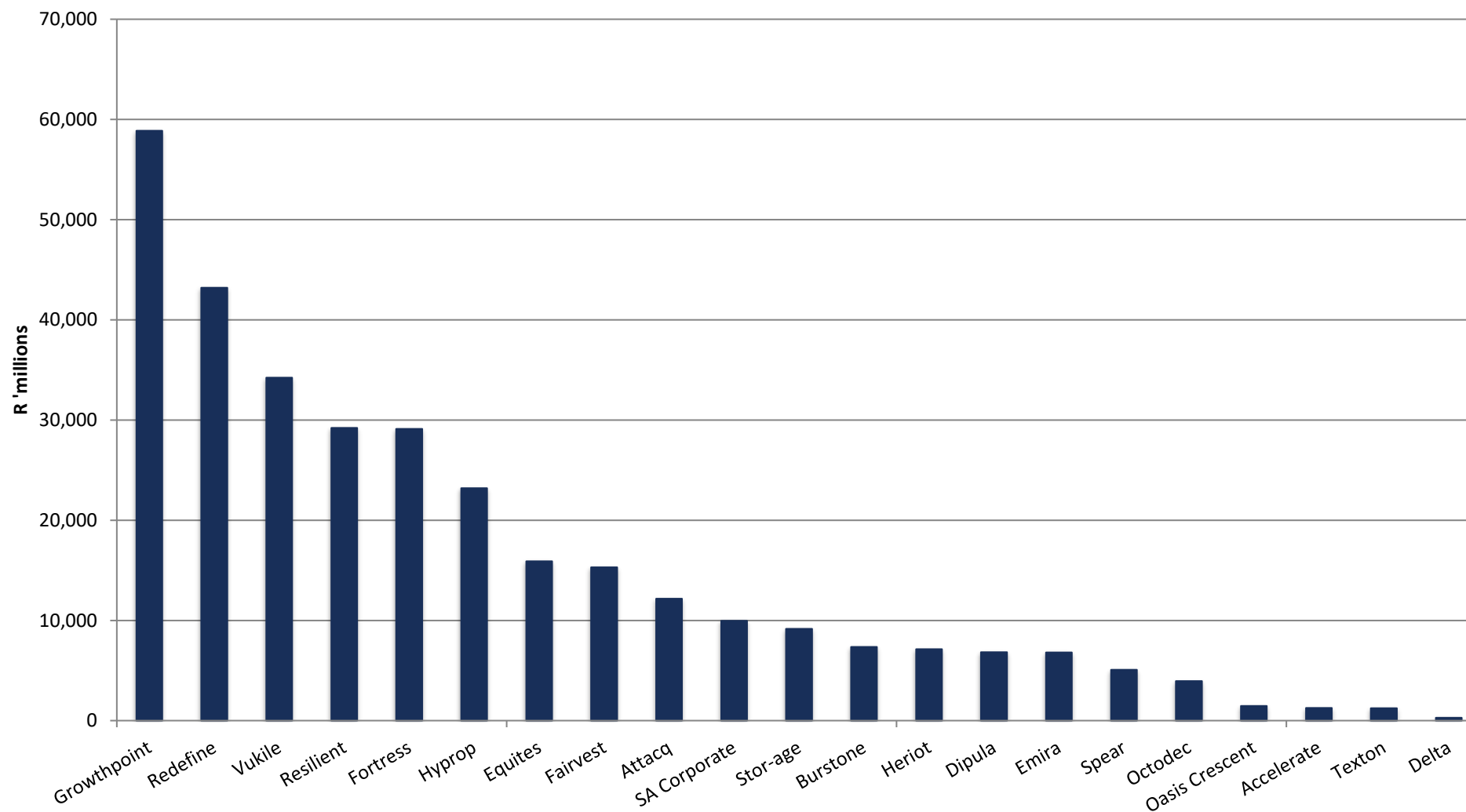
1. Weighted by equity market capitalisation at the end of the period to limit distortions created by significant equity issuance by individual companies

Market Capitalisation



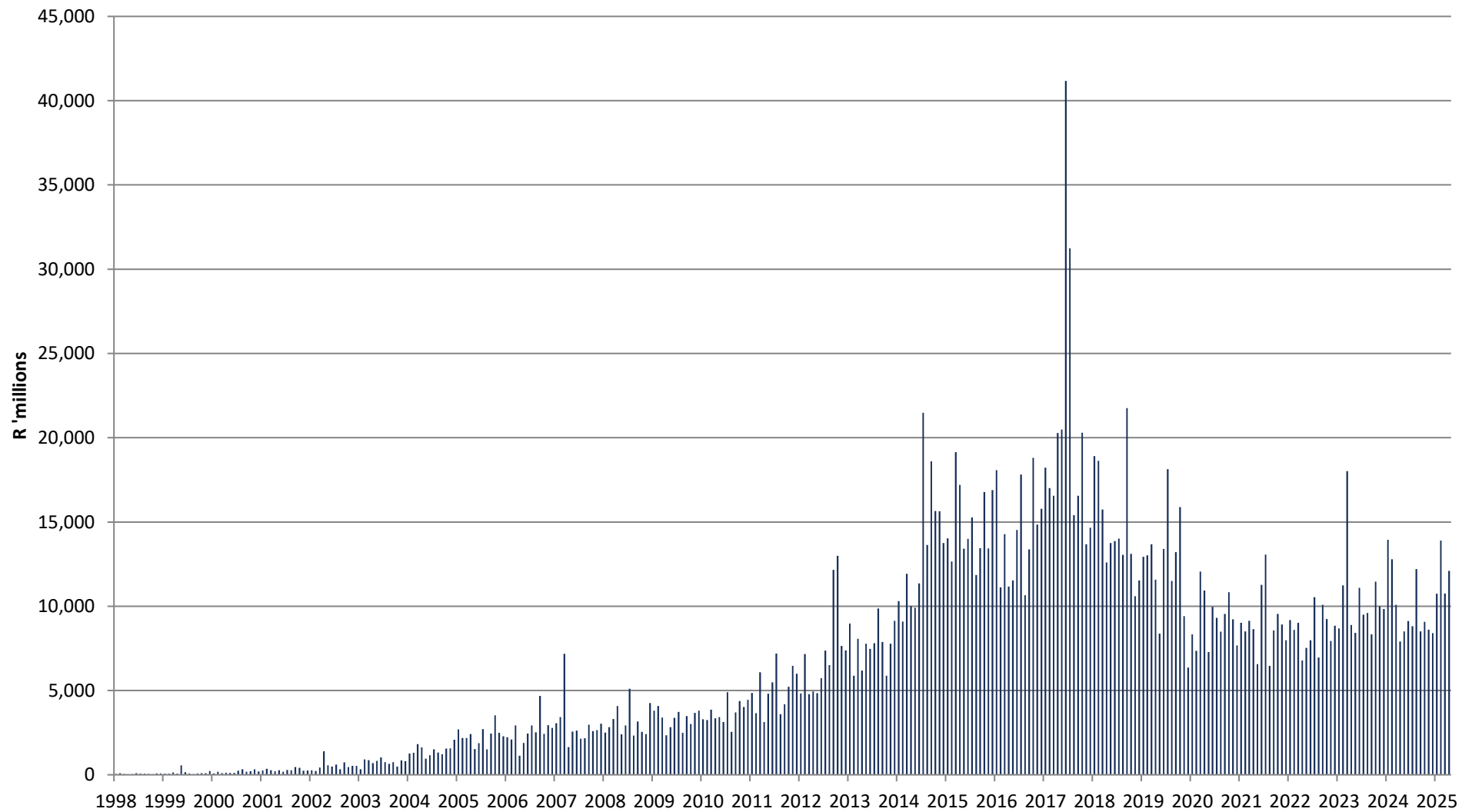
Source: Merchant West Investments

Market Capitalisation - Publicly Traded SA REITs December 2025



Source: Merchant West Investments

Monthly value of SA REIT shares traded



Source: IRESS and Merchant West Investments



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